



City of Sadieville

R04-26-C-011

Application Information Sheet
FY26 EPA Brownfield Cleanup Grant
Funding Opportunity Number: EPA-OLEM-OBLR-25-07

1. Applicant Identification:

City of Sadieville, Kentucky
P.O. Box 129
133 Main Street
Sadieville, KY 40370

2. Website:

<https://www.sadievilleky.gov/>

3. Funding Requested:

- a. *Grant Type:* Single Site Cleanup
- b. *Federal Funds Requested:* \$1,673,077

4. Location:

- a. *City:* Sadieville
- b. *County:* Scott
- c. *State:* Kentucky

5. Property Information: *map included as attachment to visually depict the proposed site

- a. *Site Name:* Former Sadieville School
- b. *Site Address:* 100 College Street, Sadieville, KY 40370 (LAT/LONG 38.387358, -84.539489)

6. Contacts:

- a. *Project Director:*
 - i. Jennifer Halsey, Mayor
City of Sadieville
P.O. Box 129
Sadieville, KY 40370
(502) 857-4576
mayor@sadievilleky.gov
- b. *Chief Executive/Highest-Ranking Elected Official:*
 - i. Jennifer Halsey, Mayor
City of Sadieville
P.O. Box 129
Sadieville, KY 40370
(502) 857-4576
mayor@sadievilleky.gov

7. Population:

City of Sadieville: 320 (2020 U.S. Census Data)

P.O. BOX 129, 605 PIKE STREET, SADIEVILLE, KY 40370
Phone: (502) 857-4576 Fax: (502) 857-4555
Email: cityhall@sadievilleky.gov Website: www.sadievilleky.gov



City of Sadieville

8. Other Factors:

Other Factors	Page #
Community population is 15,000 or less.	1, 5-7 (sections 1a, 2a, & 2d)
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	4-5 (sections 1e & 1g)
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	2 & 4 (sections 1c & 1h)
The reuse of the priority site(s) will incorporate energy efficiency measures.	3 (section 1d)
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3-4 (section 1d)
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

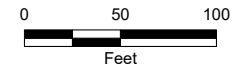
9. Releasing Copies of Applications:

Not applicable



Legend

- Subject Property
- Farmer's Market and Small Business Incubator
- Multi-Use Community/ Tourism Heritage Hub
- Outdoor Educational Workshop Area for Recreation/Tourism



Map Sources:
ESRI Aerial Imagery, 2021.

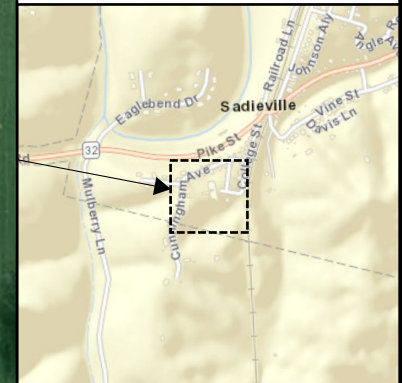


FIGURE 1

**Sadieville School
Historic Reuse Plan**

City: Sadieville **County:** Scott **State:** Kentucky



Date:
1/22/2026
Analyst:
dale.vonbusch

FY26 Clean-up Grant Application Narrative

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1a. Overview of Brownfield Challenges and Description of Target Area: The City of Sadieville, Kentucky, is a small rural community of about 320 residents in northern Scott County, about 10 miles north of Georgetown and east of Interstate 75. U.S. Route 25 is the primary north-south corridor through the town, while Kentucky Route 32 runs east-west, connecting Sadieville to surrounding rural communities and agricultural areas. The city was developed along Eagle Creek, a tributary within the Kentucky River watershed, and is situated within the rolling farmland and limestone landscapes characteristic of the Bluegrass Region of central Kentucky. Sadieville's compact town center is surrounded by agricultural land and low-density residential neighborhoods, with historic rail-related development patterns that reflect its origins as a late 19th century railroad and farming community. Founded in 1878, Sadieville grew around the Cincinnati Southern Railroad, which made the Eagle Creek Depot one of the busiest livestock shipping points in central Kentucky. The town supported mills, stores, and railroad laborers, and several historic buildings remain in the town center, reflecting practical vernacular building traditions and modest Italianate detailing that define the community's identity. Like many railroad towns, Sadieville experienced substantial decline as commercial rail activity diminished, and the interstate highway system diverted economic activity elsewhere. As a result, the local tax base contracted, leaving the city with limited financial capacity to address aging structures and environmentally impaired properties, such as brownfields. The geographic boundary and target area for this application is the city limits. Despite its small size, Sadieville is in a county where outdoor recreation and heritage tourism already play a significant economic role. In 2024, the tourism sector in nearby Georgetown and throughout Scott County generated about \$186 million in economic impact and supported more than 1,200 jobs, demonstrating strong regional demand for visitor-oriented amenities. Sadieville sits within this broader tourism landscape but lacks the infrastructure and safe, functional spaces needed to benefit from that activity. While the community has begun small-scale revitalization efforts focused on historic preservation, environmental stewardship, and recreation along Eagle Creek, lingering brownfield conditions impede progress. Vacant and contaminated properties, including the abandoned Sadieville School, depress nearby home values, discourage private investment, and create safety hazards in a community that lacks the funding to address them independently. These brownfield challenges intensify barriers to economic growth, limit the reuse of historic structures, and undermine local efforts to build on the city's proximity to regional tourism tied to water-based recreation and heritage assets. A FY26 EPA Brownfields Cleanup Grant (EPA Grant) award is essential to addressing the environmental and economic challenges facing Sadieville by providing the only viable funding source to remediate and redevelop priority brownfield sites, such as the former Sadieville School. The EPA Grant will address documented environmental hazards that cannot be resolved with local resources, eliminate health and safety risks that threaten residents and environmental quality, and unlock viable reuse of a long-blighted property. By enabling comprehensive cleanup, the grant will catalyze reinvestment in the town center and support goals to preserve historic assets, strengthen civic identity, and generate sustainable economic activity connected to Scott County's established recreation and heritage tourism economy.

1b. Description of the Proposed Brownfield Site: The Sadieville School at 100 College Street in Sadieville, Kentucky, was constructed in 1898 as a two-story frame schoolhouse on land donated by T. J. Burgess and expanded multiple times to serve the community, including a 1924 high school addition and later expansions between 1932 and 1950 that added a library, gymnasium, cafeteria, restrooms, and vocational classrooms. Located on approximately 2.5 acres within an established residential neighborhood, the vacant property is surrounded by single-family homes, placing nearby sensitive populations such as children, seniors, and low-income households near a contaminated and deteriorated structure. After closing as a high school in 1955 and later as an elementary school in the mid-1990s, the building fell into long-term disuse, and decades of deferred maintenance led to roof failure, water intrusion, and structural deterioration. In May 2022, a burglary and arson incident caused extensive fire damage, destroying much of the wooden framing and roof system and leaving compromised and partially collapsed structural elements, charred debris, exposed foundations, and unsecured openings that pose serious safety hazards and invite trespass, illegal dumping, and further environmental degradation. Phase I and Phase II Environmental Site Assessments documented multiple recognized and potential environmental conditions, including lead-based paint on all painted surfaces and asbestos-containing materials in window glazing,

insulation, and boiler components, with the fire disturbing and redistributing these hazards and increasing exposure potential. Coal piles, coal ash, and fire-related debris were observed in isolated areas, and Phase II soil sampling confirmed localized contamination, with elevated concentrations of lead, arsenic, and polycyclic aromatic hydrocarbons detected in discrete locations associated with former building use and fire-damaged areas; lead exceeded residential soil screening levels at multiple locations, including one exceeding industrial criteria, arsenic exceeded Kentucky ambient background values, and PAHs such as benzo(a)pyrene and naphthalene exceeded residential screening levels in limited areas. A ground-penetrating radar survey confirmed no underground storage tanks, and per- and polyfluoroalkyl substances are not considered contaminants of concern because firefighting activities relied solely on municipal hydrant water. Collectively, the fire-damaged structures, hazardous building materials, and localized soil contamination within a residential setting clearly qualify the Sadieville School as a brownfield site and present ongoing health, safety, and environmental risks that require targeted cleanup to eliminate exposure pathways and enable safe, productive reuse.

1c. Reuse Strategy and Alignment with Revitalization Plans: The **Sadieville Historic School Reuse Initiative (SHSRI)** proposes to transform the former Sadieville School into a multiuse community and heritage hub that advances the city's goals to expand recreation access, strengthen community services, and support local revitalization. Review of FEMA flood maps confirms the property is not located within a federally designated floodplain; therefore, floodplain constraints or mitigation measures do not apply. The rehabilitated site will provide flexible indoor and outdoor space for gatherings, educational workshops, cultural programming, and seasonal markets serving residents and visitors drawn to Eagle Creek and Sadieville's rural setting. The reuse strategy aligns with the City's recently established, city-funded tourism office, Sadieville Tourism, which works in coordination with Georgetown and Scott County Tourism to promote historic assets, outdoor recreation, and local events. As tourism data collection is established, the City will better track, measure, and grow visitation associated with reuse of the former school. Salvaging existing materials and restoring the site to active use will reinforce Sadieville's visual gateway along U.S. 25, while future Kentucky Route 32 improvements will strengthen a walkable core that encourages exploration of historic assets and nearby recreation opportunities. The reuse strategy is closely aligned with the adopted Scott County Comprehensive Plan, which emphasizes reinvestment in established communities, enhancement of cultural and recreational amenities, and protection of rural character, including expansion of heritage tourism initiatives such as the Scott County geocaching trail developed with involvement from Sadieville Tourism. The **SHSRI** directly advances these priorities by revitalizing the school site, improving access to community and recreation amenities, and complementing countywide heritage attractions. The reuse vision builds on Sadieville's long-standing approach to preserving historic assets through adaptive reuse, reinvestment within the city core, and creation of shared public spaces that reflect local priorities and small-town character. This approach aligns with goals of the Bluegrass Area Development District (BGADD), Sadieville's designated Area Development District, which emphasizes reinvestment in existing communities, expanded recreation access, and sustainable economic development. The **SHSRI** also aligns with EPA's Powering the Great American Comeback initiative, particularly Pillars 1, 2, and 3, by converting a contaminated, vacant property into a safe, adaptable community and visitor-serving space that supports tourism, small-scale entrepreneurship, heritage programming, and integration of renewable energy features. Sadieville has a demonstrated history of maintaining historic buildings through low-cost adaptive reuse, including the Rosenwald School, Mount Pleasant Church, the former Depot, the historic Caboose, the Old Mill site, and the repurposed bank building now serving as City Hall and the police department. In contrast, reuse of the former Sadieville School is not feasible without federal assistance due to extensive arson damage and contamination requiring professional remediation. The scale and cost of cleanup exceed the City's limited tax base, making EPA cleanup funding essential to restore the site and continue Sadieville's tradition of preserving historic assets for public benefit. Development of the reuse strategy has been shaped by sustained community engagement, with residents consistently prioritizing preservation of the school, removal of blight, protection of public health, and creation of shared space for gatherings, learning, and small-scale commerce. This community-driven vision ensures that cleanup and redevelopment will attract visitors, support recreation-related spending, and reinforce Sadieville's identity as a rural community actively investing in its cultural and economic renewal.

1d. Outcomes and Benefits of Reuse Strategy: Reuse of the Sadieville School will generate immediate and long-term benefits that directly address documented community needs, including limited food access, low household incomes, barriers to educational attainment, and the lack of safe, accessible community services, while also improving resilience to extreme weather events and natural disasters. The most immediate outcome is removal of a long-blighted, fire-damaged structure at the city's core, eliminating asbestos, lead-based paint, contaminated soils, and debris that disproportionately affect nearby low-income households, children, and seniors, reducing exposure risks, improving neighborhood safety, and removing a persistent source of stress in a community with limited capacity to respond to environmental or economic disruptions. Following remediation, the site will function as a multiuse community and heritage hub designed to meet local needs rather than serve solely as an event space, providing accessible indoor and outdoor space for community gatherings, services, and programming within walking distance for residents facing transportation barriers. Removal of blight and creation of accessible public space will restore community pride, encourage private investment, and signal meaningful reinvestment in a community that has experienced long-term economic decline and environmental neglect. The reuse strategy will improve food access through regular farmers markets and food-focused programming in a community identified as a food desert, while creating small-scale income opportunities for local growers, artisans, and food vendors, and will address educational and workforce barriers through adult education workshops, job readiness and financial literacy training, and youth enrichment activities delivered in partnership with Scott County Schools, the Extension Office, and local nonprofits. The reuse strategy will incorporate practical energy efficiency and green building measures to reduce long-term operating costs and improve resilience, including high-efficiency HVAC systems, LED lighting with occupancy and daylight sensors, and enhanced insulation and air sealing. Where feasible, rooftop or canopy-mounted solar panels will offset electricity use and provide limited backup power for critical functions during outages associated with severe weather. The community hub will also support public health, emergency preparedness, and social resilience by serving as a centrally located gathering space that can function as a community shelter, emergency information and supply distribution point, and coordination site during severe weather, drought, or wildfire conditions identified by FEMA and NOAA. In addition to serving residents, the project will strengthen local economic conditions by capturing a portion of existing recreation and tourism activity tied to Eagle Creek and Scott County, where tourism generates approximately \$186 million annually; even a conservative 0.25% capture rate would generate an estimated \$465,000 in new local economic activity through markets, events, vendor space, and programming. Collectively, hazard removal, expanded food access, education and workforce programming, enhanced emergency response capacity, and new economic activity will stabilize Sadieville's historic core and transform the former school from a source of risk into a community-serving asset that advances public health, equity, and long-term sustainability in alignment with EPA Brownfields objectives.

1e. Resources Needed for Site Characterization: The Kentucky Brownfields Program was instrumental in getting the site assessed. Phase I and Phase II ESAs and an Analysis of Brownfields Cleanup Alternatives (ABCA) have been completed, valued at \$25,000. The ABCA reflects the current market prices and Davis Bacon wage rates. No further site characterization is anticipated, based on Phase I and Phase II ESAs and the ABCA. If additional assessment is needed, the City of Sadieville will work with Scott County and BGADD to access resources through the Kentucky Brownfields Program and EPA Region 4, including the Targeted Brownfields Assessment (TBA) program and Revolving Loan Fund (RLF). These programs are directly relevant to the site because they are designed to provide technical expertise and funding for supplemental sampling, delineation of contamination, and regulatory coordination at small municipal brownfield sites, and are potentially sufficient to address any limited, unforeseen characterization needs that may arise during cleanup.

1f. Resources Needed for Site Remediation: Remediation of the former Sadieville School will require \$1,673,077 in specialized environmental, structural, and safety resources to address asbestos-containing materials, lead-based paint, contaminated soils, coal ash, fire related debris, and building deterioration documented in Phase I and Phase II ESAs and the ABCA. The EPA Grant funding requested in this application is sufficient to allow the City of Sadieville to complete the full scope of remediation activities needed to eliminate exposure risks and prepare the site for safe reuse. Given the scale of contamination, extent of fire damage, and unsafe structural conditions, federal funding is essential, as the city's limited tax base and operating budget cannot

support remediation of this magnitude. The proposed cleanup will stabilize the site, remove environmental hazards, and enable redevelopment of the historic school property in alignment with community reuse goals under the SHSRI.

1g. Resources Needed for Site Reuse: As evidenced in the narrative attachments, \$25,000 has been leveraged to date for the SRSI project that is not dependent on the award of this grant. In addition to the EPA Grant, Sadieville will pursue a combination of incentives, grants, and loan programs aligned with the planned redevelopment to ensure successful reuse of the site. The city will cultivate diverse public and private partnerships that strengthen eligibility for funding and support long-term sustainability of the project. To advance the SHSRI, Sadieville has identified the following potential funding sources and will actively pursue these opportunities as they become available: Kentucky 415 Program (State Brownfield Program); KDWM Superfund Branch Tax Incentive Program; USDA Rural Business Loans and Grant; Cleaner Commonwealth Fund; HUD Community Development Block Grant; KDEP Small Operators Tank Removal Account; NPS Land and Water Conservation Grant; Community Development Block Grant (CDBG); Kentucky Infrastructure Authority (KIA) Cleaner Water Fund; and Private Investment.

1h. Use of Existing Infrastructure: The former Sadieville School is within the city’s established municipal infrastructure network and is served by public roads, water, sewer, and electric utilities. The property fronts College Street, which provides direct access for cleanup activities, contractor mobilization, and future site use. Municipal water and sanitary sewer lines are available with existing connections in place. Electric service infrastructure is also available along College Street. While utilities are not currently active, established connections reduce the need for new infrastructure installation and support efficient remediation and future reuse. Site cleanup will enable integration of the planned HVAC, LED lighting, and solar roof panel renewable energy features as part of the redevelopment. The use of existing infrastructure minimizes redevelopment costs, limits disturbance to surrounding residential areas, and supports reinvestment within Sadieville’s historic town center.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2a. The Community’s Need for Funding: The City of Sadieville is a small rural community of only 320

Key Indicators of Need	Sadieville	Kentucky	USA
Population	320	4,505,836	334,914,880
Median Household Income	\$59,688	\$62,417	\$78,538
Poverty Rate	19.2%	16.1%	12.4%
Adults with no HS degree	13.8%	11.5%	10.6%

Source: US Census Bureau 2019-2023 American Community Survey 5-Year Estimates

residents, and its limited population significantly constrains the city’s tax base and capacity to fund major capital projects. Economic hardship is pronounced when compared to state and national benchmarks. As rail activity

diminished and commercial investment declined, the economic base contracted, leaving the town with few employers, limited services, and an aging housing stock. The poverty rate in Sadieville is 19.2%, which is approximately 55% higher than the national average of 12.4% and notably higher than Kentucky’s rate of 16.1%. Median household income in Sadieville is \$59,688, which is lower than both the state median of \$62,417 and the national median of \$78,538, representing a 24% gap. Educational attainment further limits economic mobility, as 13.8% of adults in Sadieville lack a high school diploma, a rate more than 30% higher than the national average of 10.6%, reducing earning potential and weakening local revenue generation. These economic challenges are compounded by environmental and infrastructure conditions documented by the Wedco Health Department (Wedco), a committed partner for this project. Wedco’s 2025 Environmental Health Overview identifies substantial vulnerabilities in Sadieville, including a walkability index of only 2.8, indicating limited non-vehicular access to essential services and creating significant barriers for households without reliable transportation to reach employment, healthcare, and food resources. The Overview confirms that Sadieville functions as a food desert and is located within a low-access food zone, requiring families to travel long distances to obtain fresh and nutritious food. Housing conditions add further strain, with 41 housing units lacking complete plumbing and 8 units lacking complete kitchen facilities, increasing exposure to unhealthy living environments for already vulnerable households. Because the community is both small and low income, the city lacks the financial capacity to address the condemned former school building or undertake remediation and reuse of brownfield sites independently. Continued deterioration of the property exacerbates safety risks for nearby low-income families and undermines broader revitalization efforts. Without federal cleanup funding, the site will remain a source of

blight, illegal dumping, and environmental risk. EPA Grant funding is therefore essential to remove this major hazard from the town center, reduce environmental and public health risks, and create a realistic opportunity for community-serving redevelopment that Sadieville cannot achieve on its own.

2b. Health or Welfare of Sensitive Populations: Children and seniors in Sadieville face some of the greatest health and welfare challenges, which are intensified by rural isolation, persistent poverty, and environmental vulnerabilities documented by Wedco. Sadieville’s location in a food desert represents the likelihood of food insecurity and poor nutrition for children of the community, which can impair development, concentration, and long-term health. For seniors with fixed incomes, limited mobility, or chronic health issues, the lack of nearby healthy food options creates significant barriers to managing medical conditions and maintaining adequate nutrition. These burdens are compounded by Wedco’s assessment of low walkability in Sadieville, indicating that children cannot safely walk to local services and seniors without reliable transportation face even greater isolation. The school remains hazardous due to falling debris, unsecured openings, and contamination from asbestos and lead-based paint. Children are naturally inclined to explore vacant structures, and this behavior has been reported by neighboring residents and observed in the vicinity of the former school, resulting in an elevated risk of exposure to environmental toxins and physical injury. Seniors near Church Street must navigate an area affected by blight, debris, and unsafe conditions, which increases the risk of falls, respiratory irritation, and stress. Families living with low incomes and/or limited transportation options are disproportionately affected because they cannot easily avoid or reroute around the unsafe site. Without EPA funding, the building’s hazardous condition will impose additional risks on those already experiencing the greatest hardships. Children and seniors in Sadieville rely heavily on safe public spaces, local services, and a healthy built environment. Remediation of the school will eliminate a preventable source of harm and reduce the long-term burden on sensitive populations who already face heightened economic and health challenges. The EPA Grant will enable the city to conduct remediation and subsequent reuse to provide a public space with workshops, markets, and other services on healthy and accessible land that has been remediated to the appropriate standards.

2c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: CDC PLACES data and

Health Condition	Sadieville	United States
Cancer (age adjusted)	7.6%	6.9%
COPD	7.5%	6.8%
Heart Disease	6.4%	5.7%

Source: CDC

Wedco findings show that Sadieville residents experience several chronic diseases at rates that indicate heightened vulnerability to environmental hazards commonly associated with deteriorated and contaminated properties.

Age adjusted cancer prevalence is 7.6%, exceeding the national rate of 6.9%, a disparity that is concerning given the presence of asbestos-containing materials documented at the school, as asbestos exposure is a well-established risk factor for multiple cancers. Chronic Obstructive Pulmonary Disease (COPD) is 7.5% compared with 6.8% nationally, reflecting elevated respiratory vulnerability that may be associated with long-term exposure to airborne particulates, dust, and combustion byproducts released from fire-damaged and deteriorating structures. Heart disease is also higher at 6.4% compared with a national rate of 5.7%, a condition that research has linked to environmental stressors and exposure to heavy metals such as lead, which has been identified in building materials and site soils at the school. Respiratory vulnerabilities are further underscored by Wedco’s documentation of a Respiratory Hazard Index of 4.8 for Sadieville, well above the national average of 1.84, indicating a greater lifetime risk of exposure to air toxics. Wedco also reports that the community’s isolation and lack of walkable infrastructure contribute to sedentary lifestyles and worsening chronic disease, compounding the effects of environmental exposure. Residents with cancer, COPD, and cardiovascular disease are more susceptible to airborne contaminants, mold, dust, and lead residue commonly released from deteriorating and burned structures. Because Sadieville residents face transportation barriers and longer travel times to healthcare providers, these chronic conditions may be undertreated, further compounding health risks. Remediating the school site will directly remove a documented source of hazardous substances, reduce ongoing exposure pathways, and improve overall community health conditions by addressing environmental factors that may be contributing to high disease rates.

2d. Economically Impoverished/Disproportionately Impacted Populations: Sadieville is the definition of small-town America, with only 320 residents and a long history rooted in agriculture and railroad commerce.

Since rail activity diminished and commercial investment declined, one in five residents live in poverty. Long travel distances for employment, medical care, and groceries place additional strain on low-income households. Wedco’s Overview confirms that the entire community experiences low access to healthy food, limited walkability, and housing vulnerabilities, all indicators that disproportionately burden low-income families, seniors, and children who already face structural barriers to healthy living environments. These conditions reflect long-standing issues common in rural communities that experienced disinvestment following the decline of commercial rail activity and shifting economic policies. The current conditions of the former school are the direct result of decades of deferred maintenance and the absence of resources to address contamination, conditions that disproportionately affect those with limited mobility, low incomes, or no access to transportation. Through the EPA Grant, remediation will remove a hazardous facility that has placed economically vulnerable residents at higher risk for environmental exposure and injury. The process will also help the city and its partners, including Wedco, identify and document environmental threats that impact these populations, strengthening future health planning and revitalization efforts. The reuse strategy reduces these burdens by transforming the site into a safe, functional asset that supports tourism, recreation, and small-scale economic development.

2e. Project Involvement & 2f. Project Roles: The City of Sadieville has assembled a strong network of local and regional partners who will support the cleanup and reuse of the former Sadieville School. Each partner brings specialized expertise, community reach, and/or technical capacity that strengthens project implementation, expands public engagement, and ensures the reuse strategy delivers long-term community benefit. All local and regional partners will be actively involved in decision-making related to both cleanup activities and future reuse of the Sadieville School, providing input on remediation priorities, health and safety considerations, community programming, and long-term site functions within their respective areas of expertise to ensure that cleanup and redevelopment decisions are coordinated, transparent, and aligned with community needs. The following table summarizes the key organizations involved and their specific project roles.

Organization	Contact Info	Org Mission Statement & Project Role
BGADD	Logan Hart, Director lhart@bgadd.org	Mission Statement: Strengthen regional economies through strategic planning, targeted development projects, and programs that improve quality of life. Role: Provide grant administration, technical guidance, funding coordination, compliance support, and economic development expertise.
Scott County School System	Billy Parker billy.parker@scott.kyschools.us	Mission Statement: Foster a high-quality learning environment that prepares all students for college and careers through strong instruction, effective educators, and modern technology. Role: Support planning for educational and community use of the restored Sadieville School by advancing student learning, heritage education, and career readiness to strengthen long-term community outcomes.
Sadieville Christian Church	David [REDACTED]	Mission Statement: Draw people closer to Jesus while fostering spiritual growth, community connection, and hope. Role: Provide meeting space, support community outreach, share project information with residents, and serve as a trusted communication hub to encourage broad participation.
Scott County Extension Office	Johnson, alison.johnson@uky.edu	Mission Statement: Improve quality of life and strengthen communities across Kentucky. Role: Provide research-based education and outreach by supporting stewardship programs, reuse-aligned workshops, and community engagement in agriculture, conservation, and youth development.
Scott County Library	Elizabeth Kozlowski elizabeth.kozlowski@scottpublib.org	Mission Statement: Provide access to resources, programs, and information that support learning, work, and community connection. Role: Share project information, host accessible outreach events, and promote inclusive participation in cleanup and reuse planning through educational programs.
Sadieville Tourism	Chase Centers, Co-Chair [REDACTED]	Mission Statement: Promote Scott County’s historic, cultural, and outdoor assets through tourism that supports local businesses and regional economic vitality. Role: Share project updates with tourism audiences, support responsible recreation linked to Eagle Creek, and integrate the revitalized site into regional heritage and outdoor tourism efforts.

Organization	Contact Info	Org Mission Statement & Project Role
Georgetown/Scott County Tourism	Lori Saunders, Director lori@georgetownky.com	Mission Statement: Promote Scott County’s historic, cultural, and outdoor assets through tourism that strengthens local businesses and the regional economy. Role: Share project updates, support responsible Eagle Creek recreation, and integrate the revitalized site into regional tourism initiatives.
Wedco District Health Department	Rachel Winkle rachelk.winkle@ky.gov	Mission Statement: Lead and partner to build stronger, healthier, and safer communities. Role: Provide environmental health data, oversight, education, and outreach to ensure cleanup meets health standards and protects residents.
Scott County Chamber of Commerce	Jack Conner jack@gtown.org	Mission Statement: Promote business growth, enhance quality of life, and encourage community involvement. Role: Recruit local artisans and businesses to activate the site and provide mentorship, marketing, and technical support.

2g. Incorporating Community Input: Sadieville’s small size makes intentional, structured community engagement essential to project decision making, and the City has incorporated resident input throughout planning for the cleanup and future reuse of the former Sadieville School. A required community meeting was held on January 8, 2026, to inform residents about the EPA Brownfields Cleanup Grant opportunity, site conditions, and potential cleanup and reuse options. At least 27 community members attended, including families with children and longtime residents; in a community of approximately 320 residents, this turnout represents a substantial share of the population and demonstrates strong community awareness and investment in the project. Engagement has also included informal town conversations, community gatherings, and targeted one-on-one outreach with residents who have historical and personal connections to the school, consistently emphasizing priorities to remove blight, protect public health, preserve local history, and restore the site as a safe, functional community asset. These priorities have directly informed development of the proposed workplan, including the selection of cleanup activities that eliminate exposure pathways, sequencing remediation to address safety risks first, and alignment of site preparation with community supported reuse goals. Broad support for these priorities is further demonstrated by the letters of support submitted with this application, which affirm endorsement of the proposed EPA-funded cleanup activities and readiness to advance a community-serving reuse strategy. Building on this foundation, the City will formalize continued participation through a Community Involvement Plan that establishes methods, timelines, and responsibilities for transparent communication throughout cleanup and reuse implementation. Community input will be documented, reviewed by the project team and Qualified Environmental Professional (QEP), and incorporated into ongoing workplan refinements related to cleanup sequencing, site safety measures, communication approaches, and reuse planning, ensuring that public feedback meaningfully informs project implementation in alignment with EPA expectations.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan: The City of Sadieville will engage a QEP to prepare and implement a cleanup plan that aligns with the ABCA. The ABCA evaluated multiple remedial options for each identified environmental hazard and determined that full removal and off-site disposal of contaminated materials is the most effective and protective approach to support the planned reuse under the SHSRI. The proposed cleanup activities will be conducted in accordance with the KDEP approved cleanup plan and will include the following methods identified as preferred alternatives in the ABCA: Removal and off-site disposal of asbestos-containing materials, including boiler room materials and window glazing, in compliance with state and federal regulations; Removal and disposal of lead-based paint through demolition of fire-damaged and deteriorated building materials, with all debris managed and disposed of at a regulated Subtitle D landfill; Excavation and off-site disposal of contaminated soils, coal piles, and coal ash containing elevated levels of lead, arsenic, and PAHs to eliminate direct exposure risks and allow for unrestricted future use; and Waste profiling, removal, and proper disposal of drums identified on the site. The cleanup plan will provide detailed remedial activities, sequencing, and cost estimates consistent with the ABCA and EPA guidance. The plan will also identify required permits, outline roles and responsibilities of project stakeholders, establish a clear chain of authority, and define communication and reporting procedures.

Description of Tasks/Activities and Outputs

Task/Activity: Task 1 - Project Management and Reporting

3b. Project Implementation: The City of Sadieville will provide project management and programmatic support throughout the project. This includes overseeing grant implementation, including financial and programmatic management to ensure compliance with the cooperative agreement, schedule, and terms and conditions for the 4-year grant period.

3c. Anticipated Project Schedule: Task 1 will begin immediately upon award and will continue throughout the 4-year duration of the project. Monthly project team meetings will occur to ensure successful management of time and budget. This task will be led by Jennifer Halsey, Mayor, City of Sadieville.

3d. Task/Activity Lead: City of Sadieville will manage all outputs with assistance on reporting and ACRES from QEP.

3e. Outputs: QEP procurement, two conferences attended, 16 Quarterly reports, one closeout report, ACRES Updates, annual MBE/WBE reporting

Task/Activity: Task 2 - Community Involvement and Engagement

3b. Project Implementation: The City of Sadieville will work with the BGADD to ensure that all project stakeholders are afforded meaningful participation in all aspects of the cleanup and redevelopment processes. Public/neighborhood meetings will be conducted on a progress or semi-annual basis. All activities will be conducted in accordance with the approved CIP.

3c. Anticipated Project Schedule: This task will be initiated within 3 months of the grant award and will continue through the duration of grant period.

3d. Task/Activity Lead: The QEP will complete all outputs with City of Sadieville oversight.

3e. Outputs: 1 CIP, a minimum of eight community meetings, preparation, and distribution of preparation/update of factsheets semi-annually at minimum to be shared at public meetings, in local newspapers, and social media platforms.

Task/Activity: Task 3- Planning & Cleanup

3b. Project Implementation: This task includes planning and implementation of coal ash pile removal and disposal, contaminated soil removal and disposal, and asbestos and LBP abatement.

3c. Anticipated Project Schedule: Major aspects and timeline of this accelerated 2-year site cleanup include: Quarter 2, Year 1—Procurement of an abatement contractor to manage cleanup activities, preparation of final ABCA, site cleanup plan, QAPP and HASP; Quarters 3-4, Year 1—coal ash pile and contaminated soil removal/disposal, and ACM and LBP abatement in accordance with applicable regulations associated with the building in preparation for redevelopment; Quarters 1-2, Year 2 —At the completion of the cleanup, a summary of activities will be prepared for inclusion in a final cleanup report. The City of Sadieville anticipates that KDEP and EPA will review each phase of the cleanup process, and a final report will be prepared at the completion of the cleanup and grant period of performance.

3d. Task/Activity Lead: The QEP will complete all outputs with City of Sadieville oversight.

3e. Outputs: Remedial contractor procurement, Final ABCA, QAPP, HASP, Cleanup Plan, Completion of cleanup, Cleanup Report, and Completion Report.

3f. Cost Estimates: The budget table provides a breakdown of the \$1,673,077 cleanup funding and estimated costs for each task associated with the successful implementation and completion of the EPA Grant. **The City of Sadieville is requesting an EPA Grant in the amount of \$1,673,077, which will complete all site remediation, for tasks described above.**

Budget Categories		Project Tasks				Totals
		Task 1 Management/ Reporting	Task 2 Community Engagement	Task 3 Planning & Cleanup	Admin Costs	
Direct Costs	Personnel	\$ 28,800	\$ 9,600	\$ 28,800	\$ -	\$ 67,200
	Travel	\$ 7,600	\$ -	\$ -	\$ -	\$ 7,600
	Contractual	\$ 50,000	\$ 40,000	\$ 50,000	\$ -	\$ 140,000
	Construction	\$ -	\$ -	\$ 1,458,277	\$ -	\$1,458,277
Total Direct Costs		\$ 86,400	\$ 49,600	\$ 1,537,077	\$ -	\$1,673,077
Total Budget		\$ 86,400	\$ 49,600	\$ 1,537,077	\$ -	\$1,673,077

*Note – There are no costs budgeted for the following categories: Fringe Benefits, Equipment, Supplies, Other, and Indirect Costs.

Task 1 - Project Management and Reporting (\$86,400): Personnel: \$28,800 City of Sadieville Executive Director (6 hours per month x 48 months x \$100/hr = \$28,800); **Travel: \$7,600** includes attendance of the Executive Director to attend 4 regional and national Brownfield conferences. The budgets include: airfare: one person for four conferences @\$600 per trip (\$2,400); parking/transport \$100 @ 4 trips (\$400); lodging 1 person @ \$250 each night for 4 days and 4 trips (\$4,000); and per diem of \$50 each day for 1 person 4 days and 4 trips (\$800). This budget utilizes the most recent national and regional Brownfield conferences to determine budget.

Contractual: \$50,000 QEP preparing quarterly and annual project management reports for 48 months.

Task 2 - Community Involvement and Engagement (\$49,600): Personnel: \$9,600 City of Sadieville Community Involvement Coordinator (CIC) to manage, advertise, and conduct a minimum of 8 meetings (4 hours per month x 48 months x \$50/hr = \$9,600); **Contractual: \$40,000** QEP will prepare CIP, visual presentations of progress reports, prepare fact sheets and attend all meetings to discuss project procedures and answer questions.

Task 3 - Planning, Cleanup, and Final Reporting (\$1,537,077): Personnel: \$28,800 City of Sadieville Project Manager to oversee cleanup planning, cleanup, and reporting (8 hours per month x 48 months x \$75/hr = \$28,800); **Contractual: \$50,000** This task includes completing the final ABCA, QAPP, Health & Safety Plan, Remedial Action Plan, Bid Documents/Specifications, coordinating with state and federal regulatory agencies, and selecting a remedial contractor (\$50,000). **Construction: \$1,458,277** Removal of coal ash piles and contaminated soil, abatement of asbestos and LBP, transportation and disposal of all remedial waste, and oversight of the remedial contractor(s) by the QEP and air monitoring and asbestos clearance sampling, and completion report to KDEP and EPA (\$1,458,277).

3g. Plan to Measure & Evaluate Environmental Progress & Results: Progress for the SHSRI will be measured through the completion of key cleanup milestones, documentation of contaminant removal, and verification that the site meets all regulatory standards for safe reuse. The City will report progress to the EPA via quarterly reports, and project expenditures and activities will be compared to the project schedule to ensure the project will be completed within the four-year period. The project will be tracked in the ACRES database. Outputs to be tracked include QAPP; ABCA; cleanup plan development; contractor procurement; quarterly, annual, and closeout reports; and the number of community meetings. The outcomes to be tracked include community participation, acres ready for reuse, redevelopment dollars leveraged, and jobs created. In the event the project is not progressing efficiently, countermeasures are in place to address the problem, which include making monthly calls to the EPA Project Officer and, if needed, revising the existing Work Plan.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4a. Organizational Structure & 4b. Description of Key Staff: The City of Sadieville will administer the EPA Grant through a streamlined organizational structure that assigns clear responsibility for technical, administrative, and financial oversight to experienced municipal leadership. Mayor Jennifer Halsey will serve as Executive Director, providing overall project direction and ensuring timely expenditure of funds and compliance with all EPA technical and reporting requirements. She brings community knowledge, public leadership, and a long-standing commitment to local revitalization with a passion for preserving its character and quality of life. Andrew Adair will serve as Project Manager and will coordinate day-to-day implementation with the QEP. Andrew brings

prior federal grant administration experience from his work at the University of Kentucky Hospital, where he managed the multi-year Ryan White HIV/AIDS Program grant portfolio valued at \$2 million annually, ensuring compliance with federal spending requirements, documentation standards, and financial reporting. He has experience with regulated funding streams and cross-departmental coordination, procurement, contractor oversight, and project documentation. Laura Centers will serve as the CIC, leading public engagement, outreach, and communication throughout the project. Laura has served 6 years as City Clerk/Treasurer, holds an associate degree in Business Management, and volunteers as secretary of the Sadieville Tourism Board. She brings invaluable community insight and administrative expertise that will ensure inclusive participation and transparent communication with residents and local partners. Together, this organizational structure will help the city administer the EPA Grant, meet all technical, administrative, and financial requirements, and deliver a project aligned with long-term community revitalization goals in a timely manner.

4c. Acquiring Additional Resources: The City of Sadieville has established procedures to procure and manage the expertise and resources needed to complete cleanup and reuse of the former Sadieville School. The City follows all federal, state, and local procurement requirements and will select qualified environmental professionals, cleanup contractors, and technical specialists through a competitive process that includes public advertisement, fair proposal evaluation, and selection based on qualifications, experience, and cost reasonableness. All contracted services will comply with 2 CFR Part 200 and the City's purchasing policies. If project needs require subrecipients rather than contractors, the City will follow EPA guidance to ensure subrecipients perform a portion of the federal award rather than provide goods or services for the City's direct benefit. The City will leverage assistance from BGADD for technical guidance on funding, grant administration, and coordination with state and federal programs, and may obtain additional support from Scott County to maximize project resources. The City will also consult with the Kentucky Brownfields Program and utilize the EPA Region 4 Technical Assistance to Brownfields provider. These systems ensure Sadieville can secure specialized support efficiently while maintaining full compliance with EPA requirements.

4e. Has Not Received an EPA Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements: *(1) Purpose and Accomplishments:* The City of Sadieville has successfully administered multiple federal and non-federal assistance agreements comparable in structure and relevance to an EPA Brownfields Cleanup Grant, including defined workplans, community-focused objectives, stakeholder engagement, and documented deliverables. These awards required coordination with external partners, compliance with funding requirements, and accountability for measurable outcomes. Grants supported essential utilities, cybersecurity, public recreation, emergency response, public safety, and community planning, each delivering tangible benefits for residents. The Keep Communities Flowing Grant ensured continuity of critical utility services that protect public health, while the KLC Cybersecurity Grant strengthened municipal data systems essential to reliable service delivery. The Land and Water Conservation Grant expanded safe, accessible public recreation assets and required compliance with state and federal guidelines. The City also administered the federal Coronavirus Relief Fund to address COVID-related operational impacts, meeting strict U.S. Treasury eligibility, documentation, and reporting requirements. Additional awards supported municipal facility upgrades, public safety equipment, and community capacity-building planning, all involving structured scopes, timelines, and community benefit deliverables. Across these agreements, Sadieville completed projects within established periods, engaged the community through improved public assets and services, and maintained compliance with funding requirements, demonstrating the administrative capacity, coordination experience, and accountability necessary to implement an EPA Brownfields Cleanup Grant. *(2) Compliance with Grant Requirements:* The City of Sadieville met all workplan, schedule, and terms and conditions requirements established by each funding entity. Awards were expended within specified performance periods, costs were managed in accordance with allowable-use provisions, and required financial reports, reimbursement documentation, and performance summaries were submitted on schedule. The City has no history of findings, questioned costs, or compliance issues, confirming it possesses the administrative capacity, procedures, and oversight necessary to meet EPA grant requirements, including financial management, reporting, procurement, and coordination with state and federal partners.



Threshold Criteria



City of Sadieville

Threshold Criteria

FY26 EPA Brownfield Cleanup Grant

Funding Opportunity Number: EPA-OLEM-OBLR-25-07

1) APPLICANT ELIGIBILITY

- a) *Applicant Type:* The City of Sadieville affirms our eligibility for an EPA Brownfield Cleanup Grant as a governmental entity within the Commonwealth of Kentucky.
- b) *Eligibility:* The City of Sadieville affirms it is not exempt from Federal taxation under section 501(c)(4) of the IRC.

2) PREVIOUSLY AWARDED CLEANUP GRANTS

The City of Sadieville affirms the proposed site for cleanup, the former Sadieville School located at 100 College Street in Sadieville, Kentucky, has not received funding from any previously awarded EPA Brownfield Cleanup Grant.

3) EXPENDITURE OF EXISTING MULTIPURPOSE GRANT FUNDS

The City of Sadieville affirms it does not have an open EPA Brownfields Multipurposed Grant.

4) SITE OWNERSHIP

The City of Sadieville is the sole owner of the proposed site.

5) BASIC SITE INFORMATION

- a) *Name of Site:* Sadieville School
- b) *Site Address:* 100 College Street, Sadieville, Scott County, Kentucky 40370

6) STATUS AND HISTORY OF CONTAMINATION AT THE SITE

- a) *Is the site contaminated with hazardous substances or petroleum?* The Phase II Environmental Site Assessment (ESA) conducted at the proposed site documented hazardous substances throughout the property.
- b) *Operational History and Current Use:* The property operated as a school from its construction in 1898 to the mid-1990s and fell into long-term disuse by the early 2000s. Initial water intrusion and roof failure preceded a burglary-and-arson incident that produced extensive fire damage and accelerated progressive structural deterioration at the former Sadieville School, rendering the structure unsafe and increasing risks of trespass, illegal dumping, and additional environmental harm.
- c) *Identified Environmental Concerns:* Environmental threats include hazardous substances, which are known to cause human health issues.
- d) *How the Site Became Contaminated:* The site building was constructed with building materials deemed acceptable at the time of construction. Hazardous substance contamination is found throughout the remainder of the former school building and has been exacerbated by arson damage.

7) BROWNFIELD SITE DEFINITION

The City of Sadieville affirms that the proposed site at 100 College Street is not:

- a) Listed or proposed for listing on the National Priority List;
- b) Subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and

P.O. BOX 129, 605 PIKE STREET, SADIEVILLE, KY 40370

Phone: (502) 857-4576

Fax: (502) 857-4555

Email: cityhall@sadievilleky.gov

Website: www.sadievilleky.gov



City of Sadieville

c) Subject to the jurisdiction, custody, or control of the U.S. Government.

8) ENVIRONMENTAL ASSESSMENT REQUIRED FOR CLEANUP GRANT APPLICATIONS

The Kentucky Department for Environmental Protection (KDEP) Superfund Branch Targeted Brownfield Assessment (TBA) Program produced a Phase I ESA (report dated September 5, 2024) at the proposed site and the property transaction occurred on October 11, 2024. Based on the findings of the Phase I ESA, KDEP facilitated a Limited Phase II ESA (report dated August 20, 2024) and an Asbestos and Lead-Based Paint Survey (report dated August 6, 2024) at the proposed site.

9) SITE CHARACTERIZATION

- a) Not applicable (N/A)
- b) Current letter from the KDEP is attached. The City of Sadieville is enrolling the proposed site in the Kentucky Brownfields Program. KDEP certifies in the attached letter that there is sufficient level of site characterization from the ESAs performed to date for the remediation work to begin on the site.
- c) N/A

10) ENFORCEMENT OR OTHER ACTIONS

There are no known past or current enforcement, or other actions related to the proposed site. The historical record review portion of the September 2024 Phase I ESA did not reveal any non-compliance with KDEP or EPA. The City of Sadieville is not responsible for the contamination at the proposed site. Furthermore, there were no established Phase I ESA standards when the school building was constructed over 120 years ago.

11) SITES REQUIRING A PROPERTY-SPECIFIC DETERMINATION

The City of Sadieville affirms that the proposed site at 100 College Street in Sadieville, Kentucky does not need a Property-Specific Determination.

12) THRESHOLD CRITERIA RELATED TO CERCLA/PETROLEUM LIABILITY

a) Property Ownership Eligibility – Hazardous Substance Sites

iii) LANDOWNER PROTECTIONS FROM CERCLA LIABILITY

1) Bona Fide Prospective Purchaser Liability Protection

a) Information on the Property Acquisition:

i) *How was the Property Acquired:* Donation from a private individual

ii) *Date Property was Acquired:* October 11, 2024

iii) *Nature of Ownership:* Donation

iv) *Party from Whom the Property was Acquired:* Mary C. Jeter

v) *Relationships or Affiliations with Prior Owners:* None

b) Pre-Purchase Inquiry

i) A Phase I ESA (dated September 5, 2024) and a Phase II ESA (dated August 20, 2024) were conducted under Kentucky's TBA program by KDEP Superfund staff on behalf of the City of Sadieville.

ii) The Phase I and II assessments discussed above were conducted by a qualified environmental professional as defined in 40 CFR 312.10. The Phase I ESA (dated September 5, 2024) contains the declaration by the qualified environmental professional as required per 40 CFR 312.21(d).

iii) The Phase I ESA report is dated September 5, 2024, and the property transaction occurred on October 11, 2024.



City of Sadieville

c) Timing and/or Contribution Toward Hazardous Substances Disposal

No disposal of hazardous substances has occurred at the site since the City of Sadieville acquired the property. The City of Sadieville affirms we have not caused or contributed to any release of hazardous substances at the site. The City of Sadieville affirms that we have not, at any given time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

d) Post-Acquisition Uses

There have been no site uses since acquisition. The property is currently vacant.

e) Continuing Obligations

i) No releases are occurring.

ii) The site will not be disturbed to threaten a future release. The City of Sadieville will operate under a property management plan in accordance with the KDEP Brownfield Program.

iii) Limiting access to the site will prevent/limit exposure to any previously released hazardous substances. The City of Sadieville affirms our commitment to:

- 1) Comply with land-use restrictions and not impede the effectiveness of integrity of any institutional controls,
- 2) Assist and cooperate with those performing cleanup and providing access to the property,
- 3) Comply with all information requests and administrative subpoenas that have or may be issued in connection with the property, and
- 4) Provide legally required notices.

13) CLEANUP AUTHORITY AND OVERSIGHT STRUCTURE

- a) *Cleanup Oversight:* The proposed site is in the process of being entered into the Kentucky Brownfields Program. The City of Sadieville affirms we will work with KDEP and EPA to ensure a suitable cleanup is completed. The City of Sadieville will acquire the appropriate technical expertise to ensure that cleanup is consistent with the competitive procurement provisions of 2 CFR 200.317 through 200.327. The City of Sadieville will ensure technical expertise is in place prior to the beginning of cleanup activities.
- b) *Access:* Access to neighboring properties will not be necessary to carry out the anticipated response activities.

14) COMMUNITY NOTIFICATION

- a) A copy of the draft ABCA is attached.
- b) Copy of the Community Notification is attached, which was posted in the December 30, 2025, edition of the Georgetown New-Graphic, a local newspaper. Additionally, community meeting notification flyers were distributed to every mailbox within the Sadieville city limits prior to the meeting.
- c) Summary of the meeting notes and sign in sheet from the public meeting held on January 8, 2026, at the Sadieville City Hall (605 Pike Street, Sadieville, KY) are attached.
- d) Submission of Community Notification Documents and draft ABCA are attached.

15) Contractors and Subrecipients

N/A



Andy Beshear
GOVERNOR

ENERGY AND ENVIRONMENT CABINET
DEPARTMENT FOR ENVIRONMENTAL PROTECTION

300 Sower Boulevard
Frankfort, Kentucky 40601
Phone: (502) 564-2150
Fax: 502-564-4245

Rebecca Goodman
SECRETARY

Anthony R. Hatton
COMMISSIONER

January 7, 2026

Jennifer Halsey
Mayor
City of Sadieville
133 Main Street
Sadieville, KY 40370

Re: Letter of Support for FY26 Brownfield Cleanup Grant

Dear Mayor Halsey:

The Kentucky Department for Environmental Protection (DEP) acknowledges that the City of Sadieville plans to conduct the cleanup of a brownfield site and is applying for a FY26 EPA Brownfields Cleanup Grant. DEP is the state agency charged by the legislature with the responsibility of implementing the Kentucky equivalent of the federal Superfund program, and as such, is an essential component of any attempt to systematically address brownfields redevelopment. The City of Sadieville has developed an application requesting site-specific federal Brownfields Cleanup funding for the former Sadieville school located at 100 College St. Sadieville, KY 40370.

DEP issues this letter to acknowledge your proposed cleanup project and to affirm the following:

- Based on supporting documentation, the City of Sadieville is eligible to be overseen by DEP's voluntary response program.
- The property located at 100 College Street, Sadieville, KY is currently not enrolled in the voluntary response program; however, DEP acknowledges that the City of Sadieville intends to submit an application for enrollment.
- Based on supporting documentation and upon DEP's approval of a cleanup plan prior to conducting remediation activities, it would be reasonable that the site has had a sufficient level of site characterization for the remediation work to begin.

DEP supports your application for a FY26 EPA Brownfields Cleanup Grant and we look forward to continuing our work with your community on this important issue.

Sincerely,

A handwritten signature in black ink that reads "Kiersten O'Leary". The signature is written in a cursive, flowing style.

Kiersten O'Leary
Brownfield Coordinator

Cc: Ken Logsdon, Division of Waste Management
Richard Thomas, Division of Waste Management, Frankfort Regional Office